BRIGHTON COUNCIL CHAMBERS REFURBISHMENT – TENDER CLARIFICATIONS

TENDER CLARIFICATION 04

Date: 13 November, 2026

1. Architect Engagement

Brighton Council has separately engaged the project architect to provide architectural services through to completion of construction. Tenderers are not required to include architectural consultancy fees in their tender submissions.

TENDER CLARIFICATION 03

Date: 11 November, 2026

1. Editable Tender Schedules

An editable Word version of the tender schedules has been made available as a supplementary tender document.

The editable version is provided for convenience only. The original issued tender documentation remains authoritative. In the event of any discrepancy between the editable version and the original tender documentation, the original tender documentation shall prevail.

TENDER CLARIFICATION 02

Date: 10 November, 2026

1. Extension of Tender Closing Date

The tender closing date has been extended by one week. The revised tender closing details are as follows:

- Previous closing date: 5pm Friday 20 November 2026
- Revised closing date: 5pm Friday 27 November 2026

TENDER CLARIFICATION 01

Date: 10 November, 2026

1. Site Visits

Council is unable to facilitate site visits during the tender period.

2. Design Documentation and Indicative Construction Pricing

Council acknowledges that the current design and consultant documentation provides limited detail in some areas, including joinery, which may make it difficult to obtain detailed subcontractor pricing at this stage.

The project is being delivered through an Early Contractor Involvement (ECI) process. The design is still being developed, and detailed construction documentation is not available at the tender stage.

Detailed construction documentation, including joinery details, will be developed during Stage 1 in collaboration with the appointed contractor and design team.

For the tender submission, tenderers are required to provide an indicative construction price based on the design and consultant documentation currently available. Tenderers should identify any assumptions, exclusions or qualifications where further detail is required, in accordance with Section 2.3 of the Tender Schedules.

The indicative construction price will be reviewed and refined throughout Stage 1, with a final open-book construction proposal to be submitted at its conclusion.

All other requirements of the Request for Tender remain unchanged.